

SNAPSHOT of HOME Program Performance--As of 12/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Ventura County**

State: **CA**

PJ's Total HOME Allocation Received: **\$18,784,130**

PJ's Size Grouping*: **C**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:			PJs in State: 92				
% of Funds Committed	100.00 %	96.14 %	1	96.45 %	100	100	
% of Funds Disbursed	99.31 %	88.33 %	3	87.93 %	94	95	
Leveraging Ratio for Rental Activities	12.14	5.75	1	4.73	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	77.35 %	1	83.38 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	78.17 %	70.06 %	34	70.15 %	56	58	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	90.09 %	78.42 %	27	80.67 %	64	70	
% of 0-30% AMI Renters to All Renters***	63.79 %	39.86 %	15	45.30 %	77	82	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	97.41 %	92.91 %	50	95.32 %	38	38	
Overall Ranking:			In State:	5 / 92	Nationally:	92 94	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$50,125	\$34,639		\$26,635	232 Units	44.50 %	
Homebuyer Unit	\$27,709	\$20,710		\$14,938	182 Units	34.90 %	
Homeowner-Rehab Unit	\$23,494	\$27,349		\$20,675	48 Units	9.20 %	
TBRA Unit	\$1,361	\$2,736		\$3,216	59 Units	11.30 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (295 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Ventura County CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$276,232	\$103,682	\$23,494
State:*	\$134,233	\$113,853	\$28,349
National:**	\$95,185	\$74,993	\$23,434

CHDO Operating Expenses:
(% of allocation)

PJ: 0.2 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.07

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	52.7	39.9	93.8	66.7	Single/Non-Elderly:	46.5	17.4	4.2	66.7
Black/African American:	1.3	1.1	0.0	0.0	Elderly:	7.5	4.5	70.8	0.0
Asian:	0.9	3.4	0.0	0.0	Related/Single Parent:	20.4	17.4	4.2	33.3
American Indian/Alaska Native:	0.9	0.6	0.0	0.0	Related/Two Parent:	23.5	53.9	6.3	0.0
Native Hawaiian/Pacific Islander:	0.9	0.0	0.0	0.0	Other:	2.2	6.7	14.6	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	1.1	0.0	0.0					
Asian/Pacific Islander:	1.3	1.7	0.0	0.0					
ETHNICITY:									
Hispanic	42.0	52.2	6.3	33.3					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	51.3	18.5	45.8	66.7	Section 8:	21.7	0.0 [#]		
2 Persons:	15.9	19.7	45.8	33.3	HOME TBRA:	0.4			
3 Persons:	10.2	18.0	4.2	0.0	Other:	26.5			
4 Persons:	8.8	27.5	0.0	0.0	No Assistance:	51.3			
5 Persons:	7.1	9.0	2.1	0.0					
6 Persons:	4.9	5.1	2.1	0.0					
7 Persons:	1.3	1.7	0.0	0.0					
8 or more Persons:	0.4	0.6	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				122

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Ventura County State: CA Group Rank: 92
 (Percentile)
 State Rank: 5 / 92 PJs Overall Rank: 94
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 76.20%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.90%	78.17	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	90.09	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.88%	97.41	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.550	0.15	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

